



# IMLIX

سوق العقارات IMLIX  
<https://www.imlix.com/ar/>

## Modern and spacious villa with pool

### معلومات الوكيل

Sarah Day	اسم:
Maisons et Manoirs	اسم الشركة:
France	بلد:
1994	Experience since:
Selling a Property	نوع الخدمة:
	Specialties:
Apartments, Houses	Property Type:
+33 (608) 891-279	هاتف:
French	Languages:
<a href="http://www.maisonsetmanoirs.com">http://www.maisonsetmanoirs.com</a>	موقع الكتروني:



### تفاصيل الاعلان

تخفيض السعر  
EUR 270,000

عقار لل:  
السعر:

### موقع

France  
31230  
22/04/2024

بلد:  
الرمز البريدي:  
نشر:  
وصف:

Just 1 km from the attractive market town of L'Isle en Dodon, this comfortable modern villa is set in its own 11,200m2 park with swimming pool and forest. The heart of the property is the bright open plan living area, with 3 sets of French doors to the covered terrace and pool, complemented by a modern fully fitted kitchen. There are 4 double bedrooms on the ground floor, a bathroom, shower room and separate WC, and a mezzanine floor with private terrace currently used as a 5th bedroom.

Light and airy, heating is by modern electric radiators and woodburning stove, there is a recent septic system, and the electrics have been updated. Outside, the covered terrace leads to the in-ground pool, very private, and gardens mostly to lawn, with mature trees and pasture.

This spacious property offers exceptional possibilities in a quiet, rural location, yet only minutes from a bustling market town, and just 1 hr10 from Toulouse international airport.

### Ground Floor:

Kitchen 14m2 with double doors to terrace  
Glazed double doors to 44m2 living / dining room (partly double height) with wood burner and 2 x double doors plus 1 x triple door  
Open stairs to mezzanine 18.1m2 with door to 25m2 roof terrace



Bedroom 1 - 20m2 built in wardrobes double door

Bedroom 2 - 11m2

Bedroom 3 - 12m2

Bedroom 4 - 16.6m2 with large glazed window

Shower room with toilet, sink, shower and cupboard 7.6m2

Bathroom 5.4m2 with bath and sink

Separate toilet 1.6m2

Hallway 8.1 m2 with built in cupboard

Outside:

Terrace (front) 22.8m2

Garage

Terrace (rear) 50m2 with built-in gas BBQ

Pool 11 x 5m2 with ample wooden terrace area

land 11200m2

Information on the risks to which this property is exposed is available on the Georisks website:  
[www.georisks.gouv.fr](http://www.georisks.gouv.fr). The information will be communicated during the first visit.

Surface : 169 m2

Rooms : 6

Bathroom : 1

Plot size : 01 ha 12 a

## Caracteristiques techniques

Heating

Wood, Electric

Swimming pool

Yes

Bedrooms

4

Shower room

1



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WC

1

Construction

1980

Interior condition

To refresh

Kitchen

Fitted

Furnishing

Partially furnished

View

Mountain

Exposure

South

Levels (incl. ground floor)

1

Sanitation

Individual

Location

L'Isle-en-Dodon 31230

Reference

MM1987AP

Property tax



2 510 € /year

Bathroom

1

Rooms

6

Plot size

01 ha 12 a

Surface

169 m2

## Informations complementaires

Fees to be paid by the seller. Energy class D, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2023: between 2130.00 and 2940.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](https://georisques.gouv.fr).

Nos honoraires

## مشارك

4

غرف نوم:

1

الحمامات:

1

1/2 baths:

169 م

تشطيب قدم مربع:

## Room details

6

Total rooms:

## Utility details

نعم فعلا

Heating:

## Rental details

نعم فعلا

Furnished:

## Lease terms

Date Available:

## Contact information



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IX5.663.766

IMLIX ID:

